

# \$2,200,000 - 11.29 Acres Huggard Road, Rural Rocky View County

MLS® #A2214515

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 11.29 Acres

Springbank, Rural Rocky View County, Alberta

11.29-acre Dream location with unparalleled mountain views in desirable Springbank. The neighbouring estate home on 4.72 acres is also available MLS# A2217191. Potential exists for further subdivision or just build your dream home and enjoy the country feeling with easy and great access to the city, airport, Banff, K country and so on!., no time limit to build. Within 5 kilometers or less you will have access to, Calaway Park, Edge School, Springbank Park for All Seasons, Elbow Valley Elementary School, Springbank Middle School & Springbank Community High School. This parcel has access from Huggard road east of Range Road 33. This is probably the last remaining smaller parcel of land available in South Springbank so don't delay, view and offer today. New Springbank ASP Infill Residential Land Use Strategy allows for ~ 2acre lots. Existing commercial water well on the south end of the property. Full due diligence and information package available, including approved survey, groundwater reports, sewage treatment assessments and more. Piped potable water is available from CalAlta, but it does not yet service the property.



## Essential Information

MLS® #                      A2214515

Price	\$2,200,000
Bathrooms	0.00
Acres	11.29
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	11.29 Acres Huggard Road
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2C2

### Amenities

Utilities	Electricity Available, Natural Gas at Lot Line, Electricity Purchaser to Verify
-----------	---

### Exterior

Lot Description	Open Lot, Views, Corners Marked, Few Trees, Irregular Lot
-----------------	---

### Additional Information

Date Listed	April 24th, 2025
Days on Market	110
Zoning	R-RUR/R-RUR p4.0

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.